



R05-15-A-018

CITY OF DECATUR ILLINOIS

#1 GARY K. ANDERSON PLAZA

DECATUR, ILLINOIS 62523-1196

December 8, 2014

Environmental Management Support, Inc.
ATTN: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

Dear Mrs. Findeis Cromwell:

On behalf of the City of Decatur, I am pleased to submit this Proposal for a \$400,000 Community-Wide Brownfields Assessment Grant. As a progressive and mindful municipality, we recognize the obstacle that brownfields create in our efforts to develop a healthy, sustainable environment while promoting economic growth. With this grant funding, along with assistance from our community partners, the City of Decatur intends to transform these potential brownfield sites into an economic engine, particularly in our urban core.

The City of Decatur is located in central Illinois and serves as the County Seat in Macon County. A classic midwestern city, Decatur had its beginnings as an agricultural hub. Coal mining enterprises sprang up in the region in the 1870s. By this time, Decatur had become a prosperous transportation hub with a network of railroads through its urban core unsurpassed in Central Illinois. As a result, the City became highly industrialized, home to foundries, manufacturing plants, and flour and oil mills.

However, due to various lapses in the economy, brownfields have become a part of the City's landscape over the years, specifically within our central urban transportation corridors. In 2007, the City of Decatur compiled a brownfield inventory and identified 114 sites either as known or potential brownfields. These brownfield sites range in size from former foundries of over 100 acres to small former corner gas stations. The City has also expended almost \$1 million in funding in the last 12 months to tear down dilapidated residential properties, many of which can be found in and around identified brownfield sites. As you can imagine, the concentrated pairing of these properties and brownfield sites has led to significant decay in some of our core neighborhoods. The City of Decatur received Brownfields Assessment funding in 2011, which enabled us to start making serious progress in brownfields redevelopment. However, there is still significant work to do and city funds are limited, which is why we are seeking this US EPA Brownfields Assessment funding.

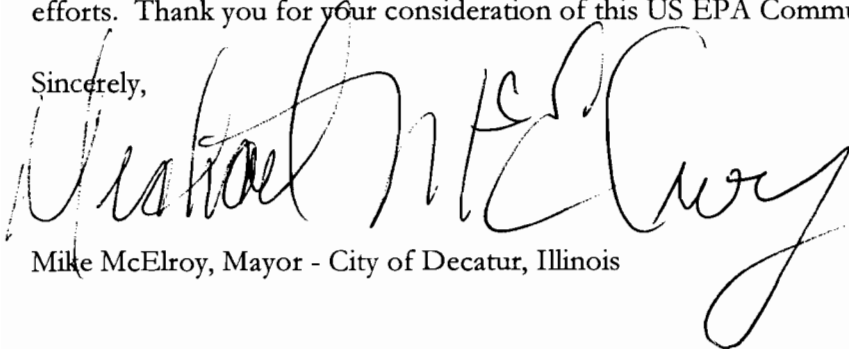
Hoping to continue the success of the City's Brownfields Program to date, the City recognizes that the redevelopment of brownfields is critical to its economic recovery and growth, particularly in its urban core. With these grant funds, the City will continue to assess potential brownfield sites that have been identified as priority sites, which will encourage redevelopment and position them for a more fruitful end use. If these properties are not addressed, the blight caused by the abandoned and deteriorating buildings will spread.

The City of Decatur is using its Comprehensive Plan and the Sustainable Decatur document to guide its brownfields redevelopment approach, objectives from which echo concerns identified by residents and stakeholders: practice Balanced Land Conservation & Development; put an emphasis on Quality of Life for our community; create a Diversified Economy; and the creation of a sustainable City that will provide economic opportunities, social and community well-being, and stewardship of our environment.

Applicant Identification:	City of Decatur, 1 Gary Anderson Plaza, Decatur, Illinois 62523
DUNS Number:	075613000
Funding Request:	\$400,000 Community-Wide Assessment Grant (\$200,000 Petroleum, \$200,000 Hazardous Substances)
Location:	City of Decatur, Macon County, Illinois
Chief Executive:	Mr. Mike McElroy, Mayor 1 Gary Anderson Plaza, Decatur, Illinois 62523 Phone: (217) 424-2804 Fax: (217) 424-2732 Email: mmcelroy@decaturil.gov
Project Director:	Mr. Billy Tyus, Assistant City Manager 1 Gary Anderson Plaza, Decatur, Illinois 62523 Phone: (217) 424-2801; Fax: (217) 450-2339 Email: btyus@decaturil.gov
Submittal Date:	December 19, 2014
Project Period:	October 1, 2015 – September 30, 2018
Population:	76,122 (US Census Bureau, 2010)

We hope that this proposal demonstrates our City's need for brownfields assessment funding and recognizes our commitment to this project based upon our efforts thus far, as well as our future plans for the cleanup and redevelopment of brownfield sites within the City of Decatur. Please do not hesitate to contact me for information in regards to Decatur's brownfields redevelopment efforts. Thank you for your consideration of this US EPA Community-wide Assessment Proposal.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Mike McElroy". The signature is written over the word "Sincerely," and extends across the width of the page.

Mike McElroy, Mayor - City of Decatur, Illinois

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RANKING CRITERIA:

1. COMMUNITY NEED:

a. Targeted Community & Brownfields; i. Targeted Community Description

The City of Decatur is located in central Illinois and serves as the Macon County Seat. A classic, small Midwestern city, Decatur had its beginnings as an agricultural hub. Coal mining enterprises sprang up in the region in the 1870s. By this time, Decatur had become a prosperous transportation hub with a network of railroads through its urban core unsurpassed in Central Illinois. The prosperous nature of the City's transportation network allowed for Decatur to become heavily industrialized, becoming home to numerous foundries, major manufacturing plants, and bulk flour and oil terminals. However, due to various lapses in the economy and a recent history of regression for heavy industry, brownfields became a part of the City's landscape over the years, specifically within the central urban transportation corridors, or the Urban Core. In 2007, the City of Decatur compiled a Brownfield Inventory and identified 114 sites as either known or potential brownfields. These brownfields range in size from former foundries of over 100 acres to small former corner gas stations. Decatur received US EPA Brownfields Assessment grant funding in 2011, which enabled the City to make serious progress in brownfields redevelopment. However, there is so much vital work left to do to continue the City's redevelopment. The City of Decatur is seeking US EPA Community-Wide Hazardous Substances and Petroleum Assessment funds to characterize the environmental contamination of, and to develop cleanup plans for, the former industrial and commercial brownfields properties within their City, with special emphasis on the Urban Core, which is characterized by blight and vacant properties. The City has identified three project areas in the Urban Core that include a number of priority sites for this project. These project areas were chosen due to their level of perceived and identified contamination, location, and high redevelopment potential. The three priority areas are:

Wabash Crossing Project Area: This priority area is comprised of 142 land parcels total approximately 23.9 acres. Historically, the land parcels contained blighted residential dwellings intermixed with commercial buildings, many of which had fallen into a state of dilapidation. One of the land parcels has been identified as containing printing and dying operations in the early 1900's, when petroleum-based inks were commonly used. Decatur carried one site in Wabash Crossing into the final stages of the Illinois EPA's Voluntary Site Remediation Program (SRP) using leveraged funds from the Illinois EPA's Municipal Brownfield Redevelopment grant program. However, those Illinois EPA funds are now exhausted. In addition, Decatur's US EPA Assessment Grant fund are also exhausted, which prevents the completion of the final assessment work needed for the issuance of a No Further Remediation Letter. The City has worked tirelessly to secure the parcels, raze all the blighted structures, and assemble the critical land mass needed to support an emerging redevelopment project with the assistance of the Decatur Housing Authority, which has secured a \$34 million HOPE VI grant from the US Department of Housing and Urban Development, the use of which is dependent upon the completion of the brownfields work on the site. **Goals for this area include:** a) development of low-income, sustainable housing; and b) creation of a Federally Qualified Health Center, serving low-income residents; c) revitalization of the commercial corridor; and d) improvement and expansion of parks and trails.

Former Wagner Castings/Intermet Foundry Project Area: This project area is comprised of 9 land parcels and spans 30-acres. An area-wide Phase I Environmental Site Assessment (ESA) identified 45 Recognized Environmental Conditions in the area. The staggering number of Recognized Environmental Conditions is a direct result of the wide variety of historical land uses, which include: electroplating facilities, a former "radiation room", multiple railroad-related bulk petroleum terminals, machine shops, and multiple foundries. Historical reports for this site document the presence of free-phase petroleum product floating on the groundwater. **Goals for this area include:** a) elimination of any environmental justice concerns for the adjacent low-income neighborhoods; b) creation of a stronger separation between existing industrial areas and the residential neighborhoods; and c) creation and retention of employment opportunities.

Brush College Road Project Area: The Brush College Road Area represents the center of industrialized Decatur. This area is the community's economic engine, housing factories and facilities for global agribusiness giant Archer Daniels Midland Company, rail yards, and scores of industrially-based

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operations. While the Brush College Road Area is very important to the City, it also causes issues due to its historical uses and perceived and documented contamination that must be addressed to facilitate continued redevelopment. Consisting of 23 land parcels that span an approximately 1.15 mile stretch of Brush College Road, the Brush College Road Area has been subjected to a preliminary ESA. A number of Recognized Environmental Conditions (RECs) have been identified in the area. The City of Decatur is not the only entity that recognizes this area's redevelopment potential. The State of Illinois has dedicated \$500,000 in grant funding to the area to fund transportation related planning for the area's Midwest Inland Port, a complete economic game-changer for the region that positions Decatur as a transportation hub the likes of which have never been seen in the area. **Goals for this site include:** a) creation of new, industrial, job-creating businesses in the port area, including completion of a new transportation hub known as the Midwest Inland Port, which will bring an estimated 600 jobs to the City; b) increased separation between the industrial center and residential neighborhoods; and c) elimination of any environmental justice concerns for the adjacent low-income neighborhoods.

ii. Demographic Information

Table 1 shows demographic data for the entire City of Decatur and the target area, the Urban Core. Figures shown in bold indicate statistics in which Decatur and the Urban Core are disadvantaged or contain higher percentages of sensitive populations in comparison to Illinois and the United States.

Table 1: Demographic Data for City and the Urban Core

	Decatur	Urban Core	Illinois	United States
Population:	76,122	9,800	12,882,135	308,745,538
**Unemployment:	12.9%	14.1%	8.7%	6.7%
Poverty Rate:	21.4%	46.31%	13.7%	11.8%
Minority %:	28.4%	57.01%	28.5%	26.7%
Median Household Income:	\$39,635	\$15,604	\$56,853	\$51,371
Population, Poverty Rate, Minority % and Median Household Income Source: US Census, 2010 Data; **Unemployment Source: Bureau of Labor Statistics, January 2014 Annual Data ; Urban Core defined by 6 Census Data Tracts				

iii. Brownfields

The City's initial Brownfields Inventory identified over 114 sites. The majority of these sites are located in the Urban Core. These brownfields range in size from a tenth of an acre to more than 100 acres, and include gas stations, dry cleaners, former rail yards and rail corridors, and former manufacturing facilities. While each of the priority project areas (Wabash Crossing, the Former Wagner Castings/Intermet Foundry, and Brush College Road) has real environmental threats, none is more pressing than that of the Former Wagner Castings/Intermet Foundry site. This site was opened by Wagner Castings Co. in 1917, and was later controlled by Intermet Foundry. This facility produced metal castings for the auto industry. As a result of the auto industry recession, Intermet filed for Chapter 11 Bankruptcy in 2004 and closed operations at the site in 2005. Following the facility closure, the land was sold to a private party who carried out the demolition of several structures to salvage steel. This demolition was never fully completed and the site was abandoned, leaving several partially razed and blighted buildings. Due to potential environmental justice concerns, the City of Decatur and its BRAC identified this site as a high priority and began assessment activities using their US EPA Brownfields Assessment Grant funds. During the Phase I site reconnaissance in April 2014, it became evident that several site conditions presented potential imminent threats to human health and the environment, including suspected releases of asbestos and PCBs. The potential for contaminated runoff entering open storm sewers and eventually the Sangamon River is a serious concern. Due to the observed gross negligence on the site by the previous owner and the imminent health and safety threats, the Illinois Emergency Management Agency was contacted in May 2014 and immediately requested that the Illinois EPA's Office of Site Evaluation become involved. In July 2014, Illinois EPA staff evaluated the site conditions and conducted sampling activities to determine the extent of health and safety threats. These activities conducted by the Illinois EPA came at no cost to the City or their existing grant funds. Test results indicate significant contamination and potential threats to human health and safety, rendering this site subject to a US EPA Time Critical Removal Action. US EPA will be providing initial assistance to remove the remaining

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asbestos and contaminated media, eliminating the imminent health and safety threats to the community. However, upon completion of the US EPA activities, the re-establishment of site eligibility and significant soil/groundwater assessment activities are required to assess and characterize the site, which will ultimately position it for redevelopment.

Table 2: Priority Site Information

Priority Area	# of Land Parcels	Historic Use	Potential/Known Contaminants	Potential Contaminant Health Effects
Former Wagner Castings/ Intermet Foundry	9 (30 acres)	Wagner Castings/Intermet Foundry Site, 3 Electroplating Facilities, Former Radiation Room, Railroad-related Bulk Petroleum Terminals, Machine Shops, Foundries	Petroleum, Asbestos, PCBs, VOCs SVOCs, Lead, Cadmium, PNAs	Affected Organ Systems: Developmental, Neurological, Immunological, Renal, Gastrointestinal, Hematological, Cardiovascular, Reproductive, Musculoskeletal, Ocular and Respiratory
Wabash Crossing	142 (23.9 acres)	Residential Dwellings, Printing & Dying Operations, Filling Stations, Automotive Repair, Dry Cleaning	Petroleum, VOCs, PNAs	
Brush College Road Area	23 (19.82 acres)	Industrial Factories and Facilities, Salvage Yards, Railroads, Bulk Petroleum Plants, Transformer Yard, Filling Stations/Auto Repair, Machine Shops	Petroleum, Asbestos, PCB's, VOCs, SVOCs, Heavy Metals, PNAs	*Reasonably anticipated to be a carcinogen* Source: Center for Disease Control ToxFAQ

The priority sites in Table 2 represent approximately 74 acres of brownfields in the Urban Core and are typical of the types of health and safety threats found throughout the City. The potential threat of human exposure to contaminants via direct contact, ingestion and inhalation of particulates and vapors, is intensified by the fact that these sites, and others in the Urban Core, are located in close proximity to residences, schools, parks, and the Sangamon River. These brownfield sites have the potential to contaminate ground water and the Sangamon River and its tributaries, as each site connects directly to the City's storm sewer system that discharges to the Sangamon River.

iv. Cumulative Environmental Issues

There are several environmental issues that plague the City of Decatur. As reported in the 2014 Impaired Waters of Illinois¹ list, which is produced by the Illinois EPA, both the Sangamon River and Lake Decatur appeared on the list. Mercury, PCBs, and fecal coliform were discovered in parts of the Sangamon River. The Illinois EPA also tested Lake Decatur, where it found levels suspended solids, aquatic algae, turbidity, phosphorus, chlordane, mercury and PCBs. It is estimated that half a million acres of some of the world's best farm grounds drain into Lake Decatur in addition to the City's storm sewer system, so this, in addition to the impacts of brownfields may cause these impairments. The City of Decatur has partnered with the Macon County Soil and Water Conservation District since the 1940s to reduce the nutrients and soil in the lake and prevent further dredging. In addition, the City has utilized the Agricultural Watershed Institute, one of their Community Partners, to assist with their water quality issues. According to US EPA's EJView², the City of Decatur has over 100 Air Emissions sites (AFS), over 100 Water Dischargers (PCS/ICIS), and dozens of facilities that have Toxic Releases (TRI). There are also dozens of active air discharge permits in the City. Each of these environmental issues occur heavily in the targeted Urban Core. In addition, Decatur has sections of the City, including the Urban Core, that have been designated

¹ Illinois Integrated Water Quality Report & Section 303(d) List, 2014, issued by IEPA

² <http://epamap14.epa.gov/ejmap/ejmap>

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as “food deserts” by USDA³. A “food desert” is an urban neighborhood or rural town without ready access to fresh, healthy, and affordable food. Instead of supermarkets or grocery stores, these neighborhoods are inundated with fast food and convenience store options for food, which leads to a poor diet, further leading to increased obesity, diabetes, and heart disease in the City’s residents.

b. Impacts on Targeted Community

As illustrated in Table 1, low-income residents, people in poverty, and minorities live in greater percentages in the Urban Core than elsewhere in the City. These sensitive populations are thus disproportionately impacted by the large number of unaddressed brownfield sites in the Urban Core and its surrounding neighborhoods. The types of site contaminants associated with the identified priority sites listed in Table 2 are typical of brownfields sites within the Urban Core, based upon the City’s experience with the target area’s brownfields. Several of these contaminants are known carcinogens, and the array of other potential health effects associated with chronic exposure to the listed contaminants include respiratory system problems, developmental delay, central nervous system effects, and reproductive system effects⁴. Residents within close proximity to the priority sites in the Urban Core are potentially exposed to site soil contaminants through dermal contact, ingestion and inhalation of particulates and vapors. Contaminated groundwater is another concern, as contaminated groundwater is capable of migrating to areas in the vicinity of brownfields. Commonly referred to as vapor intrusion, VOCs and petroleum can then volatilize from the groundwater and enter overlying homes and businesses as soil gas. These threats are heightened by the proximity of schools and parks to these sites, in addition to the residential neighborhoods. These sensitive populations generally have reduced access to health care, which can result in delayed or negligent treatment of health issues resulting from chronic exposure to these contaminants. The Center for Disease Control and the Macon County Health Department both cite poverty as a risk factor for asthmas and premature births, so it is likely that the Urban Core’s rate for these impacts is even greater, with a poverty rate of more than 46%. The brownfields are also disruptive to neighborhood connectivity and general well-being. Within the Urban Core alone, some brownfields block access to the River, while others disconnect residential neighborhoods from vital community facilities, park land, and commercial corridors. In addition to connectivity, brownfields negatively impact accessibility, safety, quality housing and social capital. Assessing brownfields with an eye on these types of health indicators best ensures that environmental remediation decisions are based on the overall well-being of the City’s residents with an interest on improving their quality of life.

c. Financial Need

i. Economic Conditions

The City of Decatur does not have the adequate resources to tackle the vital assessment work described in this proposal without support. Based on the City’s experience assessing brownfields, the estimation of cost to conduct necessary assessment work and cleanup planning for the priority sites listed in Table 2 alone could exceed the funding of a US EPA Assessment Grant. That is an expensive undertaking, and this is just a portion of the brownfield sites within the City of Decatur. Decatur has one open US EPA Assessment Grant, but those funds are already 100% allocated and anticipated to be exhausted soon. The remaining grant balance is obligated to the Brush College Road priority area, and even that will not complete all of the necessary assessment work. Decatur is classified as a chronically distressed city, meaning its rate of growth is slow relative to the national economy over an extended amount of years. The recent recession in the auto industry is the primary reason for the closure of the Wagner Castings/Intermet Founding priority site due to automotive parts being a large part of their produced goods. The City has expended almost \$1 million in funding in the last 12 months to tear down dilapidated residential properties, many of which can be found in and around identified brownfield sites. As you can imagine, the concentrated pairing of these properties and brownfield sites has led to a significant decay in some of the City’s core neighborhoods. The City’s budget is pressed with vital capital development needs and they just don’t have the resources to complete this work on their own.

³ USDA’s “Access to Affordable and Nutritious Food: Updated Estimates to Distance of Supermarkets Using 2010 Data.

⁴ Center for Disease Control ATSDR ToxFAQ sheets

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Table 3: Decatur's 5-Year Employment Data at a Glance

	January 2009	November 2013	Change
Jobless Rate	8.9%	12.2%	3.3%
Labor Force	54,520	51,593	-2,927 (-5.4%)
Employed	49,656	45,305	44,351 (-8.8%)
Unemployed	4,864	6,288	1,424 (29.3%)

Source: Illinois Department of Employment Security

ii. Economic Effects of Brownfields

Although the Urban Core is the key to the City's economic development strategy and its future is as a vibrant, revitalized corridor, the economic spark has not yet fully reached the Urban Core and its neighborhoods. As noted in Table 1, the Urban Core's demographics do not rise to the economic levels of those of the State and Nation. This is due in part to the fact that the Urban Core is comprised of low-income housing, the unemployed, and sensitive populations. The minority population, poverty rate, unemployment rate, and median household income are vastly higher than that of the state or nation, and nearly half of the area can be considered poor to struggling. Clearly, the populations of the Urban Core are disproportionately affected by the brownfields located within the Urban Core. Brownfields are certainly not the sole cause of impoverishment and unemployment; however, their heavy concentration in the Urban Core complicates the ability to resolve these problems. The hundreds of acres of industrial brownfields in the Urban Core represent a lost opportunity for job development, economic diversification, and much-needed additional property and sales tax revenue. These sites hinder the expansion of housing opportunities, particularly for the low-income population. In addition, brownfields sites have the potential to create unhealthy living conditions, which can complicate residents' ability to work and prosper.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS:

a. Project Description; i. Project Description

The objective of Decatur's brownfields assessment program is to identify and prioritize brownfields sites for Phase I and Phase II assessment, with an emphasis on furthering revitalization efforts within the Urban Core, particularly the three priority areas identified in this proposal. After addressing the priority sites, remaining sites will be re-prioritized based on location, accessibility, redevelopment potential, consistency with long range plans and known/suspected environmental issues. Remediation planning will then be initiated for sites with identified contamination. Additional grant funds are critical to continuing the City's efforts and if awarded, the City anticipates spending approximately 70% of the Task 4 (Phase I & II ESAs) funds on the previously discussed priority sites that are impacting sensitive populations and exhibiting a high redevelopment potential; 20% on assessment of additional sites where residents' exposure to contaminants and/or migration of contaminants to natural resources is of concern; and 10% on assessment of other sites where unforeseen development and/or business interest occurs during the project.

Once a site is selected for assessment, the City will submit an eligibility determination to the US EPA and/or the Illinois EPA. Upon approval of site eligibility, the community will be notified, a Property Profile will be created in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and the site will be evaluated through the performance of Phase I and Phase II ESAs. All Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-13) to identify Recognized Environmental Conditions that may indicate the presence of contamination. The environmental consultant will design a Phase II ESA in accordance with ASTM Standard E1903-11 and, as applicable, the Illinois EPA's SRP to investigate the areas of potential environmental impact. Green site investigation and cleanup techniques will be encouraged. ASTM's recently developed Standard Guide for Green Cleanups (E2893-13) will serve as the foundation of our investigation activities. The guide focuses on incorporating greener Best Management Practices into site assessments and cleanups with the goal of reducing the environmental footprint during all phases. The typical assessment goals will be to evaluate the environmental liabilities, secure the site if imminent threats exist, evaluate and minimize potential off-site impacts, and gauge redevelopment issues associated with on-site contamination. A

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Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to US EPA for review prior to all Phase II activities. Upon approval, the environmental consultant will conduct a Phase II ESA to collect media samples (soil/groundwater/soil gas/asbestos) for laboratory analysis. Upon receipt of laboratory results, the environmental consultant will work with the City, potential developers, and/or community partners to devise liability management, plan cleanup, and develop site re-use strategies that support the City's redevelopment efforts stated in their planning documents and that will improve the health of the residents and the environment. After completion of initial assessment, additional safe use or remedial investigations may be needed to further define the nature and extent of the contamination, as well as design environmental response actions for cleanup and safe reuse of the site.

Depending on liability concerns and redevelopment goals, contaminated sites may be entered into Illinois EPA's SRP or Leaking Underground Storage Tank (LUST) Program. The results of any assessments will be disseminated to the community through public meetings, fact sheets, social media, US EPA's ACRES database, and notification from our Community Partners. If health threats are identified, the Illinois EPA and the Macon County Health Department will be notified along with the City's US EPA Project Manager immediately. If needed, the City of Decatur will seek additional funding and leveraged resources from local, state, and federal agencies, as well as additional US EPA Brownfield Assessment and Cleanup Grants and Revolving Loan Funds for additional assessment activities and subsequent cleanup.

ii. Project Timing

Table 4: Project Schedule – October 1, 2015 through September 30, 2018

Project Activity	Completion Date	Responsibility Party
Hire Environmental Consultant	October 2015	City of Decatur
Convene BRAC to review inventory and confirm/revise priorities	November 2015	City of Decatur
Site Eligibility Determination Submissions	Throughout Grant Period	City of Decatur/Environmental Consultant
Quarterly Reporting, Annual Reporting, GIS Updates, ACRES Database Updates	Throughout Grant Period	City of Decatur/Environmental Consultant
Fact Sheets, Website Updates, Press Releases, Meeting Minutes, Social Media Updates	Throughout Grant Period	City of Decatur
Phase I ESA Activities	Throughout Grant Period	Environmental Consultant
Sampling & Analysis Plan Submissions	Throughout Grant Period	Environmental Consultant
Health & Safety Plan Submissions	Throughout Grant Period	Environmental Consultant
Quality Assurance Project Plan Submission	November 2015 and Annual Update	Environmental Consultant
Phase II ESA Activities	Throughout Grant Period	Environmental Consultant
Remedial Action Plan Submittal	Throughout Grant Period	Environmental Consultant
Analysis of Brownfields Cleanup Alternatives Submission	Throughout Grant Period	Environmental Consultant
Evaluation of Institutional and Engineering Controls	To Be Determined Per Project	Environmental Consultant

Note: All Priority Sites described herein have already been deemed eligible by US EPA/Illinois EPA, allowing work to being promptly

iii. Site Selection

The City of Decatur has created an initial Brownfields inventory with their own resources, recognizing at least 114 potential brownfield sites. The sites in the inventory have been ranked and prioritized with help

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from community partners, environmental consultant, a previously established BRAC, and their staff to prioritize sites based on redevelopment potential and the environmental conditions. The environmental conditions will continue to be determined by the City's environmental consultant, while the redevelopment potential component will be determined with the help of the BRAC and community partners. The City will continue to utilize their previously developed ranking system that allows them to focus on their best positioned sites. As discussed in detail in previous sections, the City has three priority areas targeted. Based upon the City's previous Brownfields inventory and completed assessment activities, access issues are not foreseen. If necessary, a written access agreement will be obtained from the property owners. The City will continue to use their Fire Department and Neighborhood Codes Division to access vacant sites or those with imminent health and environmental threats. No property owner will be coerced into participation in the City's Brownfields assessment activities and the City will openly communicate the intent of their program to the targeted neighborhoods, as they have done to date. Any access issues will also be communicated to US EPA.

b. Task Description and Budget Table

i. Task Description

Task 1 - Programmatic Costs: The budget includes programmatic costs of \$10,500 each for Hazardous Substances and Petroleum assessment grant funds. The City's personnel costs (\$2,500 Hazardous Substances/\$2,500 Petroleum) and contractual costs will cover the preparation and submittal of quarterly and annual reports, as well as the maintenance of Brownfields information within the City's GIS System. The contractual costs included in the budget (\$5,000 Hazardous Substances/\$5,000 Petroleum) will allow for the qualified environmental consultant to coordinate with US EPA on the project, document the Brownfields site selection process, coordinate/conduct operational meetings, update the ACRES database, and perform other grant inventory/assessment activities. The City's travel costs, \$3,000 for each Hazardous Substances and Petroleum budget will allow for two City representatives to attend US EPA National Brownfields Conferences or other State or private brownfields related conferences or work sessions. The anticipated costs for attending the National Brownfields Conference are as follows: Airfare: \$1,250 Haz/\$1,250 Pet; Lodging: \$1,000 Haz/ \$1,000 Pet, Meal Per Diems of \$500 Haz/ \$500 Pet; and Ground Transportation/Parking at \$250 Haz/ \$250 Pet. *Outputs for this task include quarterly reports , annual financial reports, DBE reports, final grant report, GIS database files, and ACRES entries.*

Task 2 - Community Outreach: The City will continue to encourage and facilitate community involvement in the development of the strategic plan for reuse of the identified brownfield properties. Because Brownfields Projects are partnerships between the private and public sectors, industrial, financial and community representatives will benefit from the collaborative planning regarding potential investment and development opportunities. These costs include a total of \$7,500 for each Hazardous Substance and Petroleum budget that will be used to conduct community involvement and outreach programs and meetings. The cost will be split between City personnel and contractual costs (\$3,750 each) and will include preparing, printing, and mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website. The City will work with their community partners to ensure that the public remains informed and involved. *Outputs for this task include marketing documents, press releases, fact sheets, social media and website posts, and meeting minutes.*

Task 3 - Site Prioritization: The City has already created a Brownfields inventory with its own resources. The budget estimates include inventory maintenance and prioritization costs of \$5,000 (contractual) for each Hazardous Substances and Petroleum budget. The City will work with community partners, consultant, and staff to prioritize the sites based on redevelopment potential and specific environmental condition as determined by their consultant, while the redevelopment potential component will be determined with the help of the City's community partners and BRAC. The City will develop a ranking system that will allow them to best utilize grant funds on the selected sites. *Outputs for this task include a brownfields inventory and prioritizations.*

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Task 4 - Site Assessment: Based on inventory rankings and community needs, selected sites will be evaluated through Phase I and Phase II Site Assessments. The assessments will be conducted in compliance with the requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. The costs for completing Phase I and Phase II ESAs can vary depending on the complexity of the sites. Based on past grant funded assessments, it is anticipated that Phase I ESA costs will range from \$2,500 - \$5,000 and Phase II ESA costs between \$15,000 to \$30,000, per site. The City anticipates that approximately 14 sites will experience Phase I ESAs at an average cost of \$3,750. The proposed budget includes \$26,250 for Phase I ESA activities for each Hazardous Substances and Petroleum budget. The City anticipates conducting at least 5 to 7 Phase II ESAs at sites to supplement the Phase I ESAs where Recognized Environmental Conditions were identified. Since the City is anticipating conducting up to 7 Phase II ESAs at an estimated cost of \$30,000 per site, a total Phase II budget of approximately \$210,000 (\$105,000 each for Hazardous Substances and Petroleum budget) is proposed. The assessments will determine the contaminants present, contaminant levels, and if any immediate threats persist. The results of the Phase II ESAs work will be compared to Illinois EPA's established cleanup objectives to evaluate detected contaminants through human exposure pathways. If contamination is identified, the City will seek to enroll the impacted sites in the Illinois EPA's SRP for further investigation and remedial planning. The City anticipates the enrollment of four to six sites into the SRP. The City is budgeting \$13,750 for each Hazardous Substances and Petroleum budgets to cover the costs of the Illinois EPA enrollment and Project Manager review fees. Health and Safety and Sampling Analysis Plans (HASPs and SAPs) will be prepared for all Phase II ESA activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines as an in-kind service to preserve valuable grant funds. Approximately 85% of the proposed grant funds will be used directly on Assessment activities. *Outputs for this task include Phase I ESAs, a QAPP, site-specific QAPP updates, HASPs, SAPs, Phase II ESAs, and Illinois SRP enrollment and review documents.*

Task 5 - Cleanup Planning: The City will conduct cleanup and redevelopment planning as required by the Illinois Brownfields Program, Illinois EPA's SRP, and the LUST program for sites where it is required to support redevelopment. This task will include preparation of Remedial Action Plans/Completion Reports (RAPs), assessment of Brownfields cleanup and redevelopment alternatives (ABCAs), and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$22,000 for each Hazardous Substances and Petroleum budget. These costs are based on completing 2 Hazardous Substances RAPs (\$11,000 each), 2 Petroleum RAPs (\$11,000 each), and \$10,000 for Hazardous Substances and \$10,000 for Petroleum sites for Illinois EPA's project management oversight fees associated with the SRP.

ii. Budget Table

Table 5: Budget Table

COMMUNITY-WIDE HAZARDOUS SUBSTANCES PROJECT TASKS						
BUDGET CATEGORIES	Task 1: Programmatic Costs	Task 2: Community Outreach	Task 3: Site Prioritization	Task 4: Phase I and II Site Assessments	Task 5: Cleanup Planning	Total
Personnel	\$2,500	\$3,750				\$6,250
Travel	\$3,000					\$3,000
Equipment						
Supplies						
Contractual	\$5,000	\$3,750	\$5,000	\$131,250	\$22,000	\$167,000
IL EPA Fees				\$13,750	\$10,000	\$23,750
Project Total	\$10,500	\$7,500	\$5,000	\$145,000	\$32,000	\$200,000

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COMMUNITY-WIDE PETROLEUM PROJECT TASKS						
BUDGET CATEGORIES	Task 1: Programmatic Costs	Task 2: Community Outreach	Task 3: Site Prioritization	Task 4: Phase I and II Site Assessments	Task 5: Cleanup Planning	Total
Personnel	\$2,500	\$3,750				\$6,250
Travel	\$3,000					\$3,000
Equipment						
Supplies						
Contractual	\$5,000	\$3,750	\$5,000	\$131,250	\$22,000	\$167,000
IL EPA Fees				\$13,750	\$10,000	\$23,750
Project Total	\$10,500	\$7,500	\$5,000	\$145,000	\$32,000	\$200,000

c. Ability to Leverage

The requested grant funds represent a single funding tool. Decatur has extensive experience securing public and private resources to complete assessment, acquisition, demolition, and construction. To illustrate the City's success, the following is a list of funding resources that the City has used for brownfield reuse in the past and will seek to utilize again for redevelopment purposes:

- **Brush College Road Study Area:** the State of Illinois has pledged \$500,000 to the City of Decatur to fund ongoing transportation related planning in the Brush College Road corridor. The transportation improvements are necessary to support the continued growth of the Midwest Inland Port, a privately owned and operated rail and intermodal logistics facility located on more than 250 acres in the priority area. The Midwest Inland Port is a wildly viable project due in part to the fact that Decatur has direct connectivity to five major highways, an airport with a Class I Instrument Landing System and runways of 8,400 feet capable of supporting wide-body aircraft. The Midwest Inland Port and related transportation improvement projects make-up an \$80 million expansion is estimated to create up to 600 jobs for the local economy
- **Community Health Improvement Center Expansion Project:** located in the Wabash Crossing area, the Community Health Improvement Center will build a \$5 million expansion project, in which \$3,000,000 of grant funding will be from the Illinois Jobs Now! Construction program. The remaining \$2 million in project funds will be financed by a local bank and through the Central Illinois Economic Development Authority
- **Longview Place Project:** Also located in the Wabash Crossing area, Longview Place is a public housing development financed by a \$34 million HOPE VI grant that was obtained by the Decatur Housing Authority, one of the City's Community Partners. This project will meet the City's brownfields redevelopment goals of public, low-income housing creation and job creation.

For cleanup purposes, costs will be borne by the City's utilization of leveraged grant funds and/or by the Developer as is applicable. If cleanup is necessary on a site, the City will not hesitate in applying for future US EPA Cleanup Grants and Revolving Loan Funds to progress development. In addition, by working with our Community Partners (specifically the Economic Development Corporation) and Stakeholders, we can offer or have access to multiple financing and Business Incentive Programs, including: Industrial Development Revenue Bonds, Tax Increment Financing, Enterprise Zone and Foreign Trade Zone incentives, Workforce Preparation programs, Revolving Loan Fund programs, Illinois EPA Municipal Brownfield loan/grant funding, Federal Economic Development Administration (EDA), commercial financing, the Illinois Finance Authority, and New Market Tax Credits.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS:

a. Plan for Involving Targeted Community & Other Stakeholders; Communicating Progress

i. Community Involvement Plan

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The City has been involved in building an alliance amongst key stakeholders involved in environmental issues since they conducted their initial Brownfields Inventory in 2007. In 2011, armed with the Brownfields Inventory, the City of Decatur applied for and was awarded its first US EPA Brownfields Assessment grant funding. Immediately following grant award, the City created a BRAC to guide them in their site inventory and prioritization and redevelopment efforts. Those efforts brought together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents. Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. The City has utilized Community/Public Meetings since their initial Brownfields funding in 2011 for public outreach and to seek valuable input from residents and stakeholders. Their most recent meeting was on Monday, December 8, 2014, where the status of the current priority projects was presented, along with the news that the City would be seeking additional assessment grant funding. A request was also made for any new sites of interest to the public.

Each Community/Public Meeting is highly publicized through various outlets, including: local newspapers, local radio stations, social media, City's website, and the local 24-hour cable access channel. At the Community/Public Meetings, the attendees are presented with Fact Sheets on the project which describe milestones and project news. In addition to the Community/Public Meetings, the City of Decatur also holds BRAC Meetings regularly. At these meetings, the brownfield sites are re-prioritized and redevelopment plans are discussed. With new grant funding, the City will continue to hold the Community/Public Meetings and the BRAC Meetings, as they have done with the past to much success. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City's Brownfields news at their regular meetings and events. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners' and BRAC Members' input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc. when it is appropriate.

ii. Communicating Progress

As the City's Brownfields Project progresses, the City will work with its Community Partners to ensure that the progress is communicated effectively and in a meaningful way. Regular Community/Public Meetings will be held at least bi-annually to discuss project progress. In addition, Fact Sheets will be developed and distributed quarterly, at the same time that the City submits Quarterly Reports to EPA. These fact sheets will be distributed by the appropriate Community Partners directly to the their organizations, will be available at City Hall, and will be broadcast on the City's website and 24-hour Cable Access Channel. The City of Decatur is committed to maintaining their transparency with the community on their Brownfield projects. The task of community outreach is to inform and engage the organizations and residents within the Target Area by conducting meetings with the purpose of discussing US EPA Brownfields Assessment grant, the brownfield sites within their neighborhoods, associated community issues, and possible sustainable solutions. It is expected that these meetings will provide a forum in which information can be provided to the residents and their views and cultural concerns can be expressed. Neighborhood groups will be given an opportunity to create a plan for the brownfield sites in their area. Public Meeting Notices will be posted at City Hall, published in the local newspapers and on community bulletin boards, printed in community/special interest group publications, and submitted to neighborhood organizations. All of this information will also be posted on the City's 24-hour public access cable channel. The City will also extensively utilize social media to conduct community outreach activities and will leverage their various community partners, as listed in their support letters. The City's website receives approximately 1,200 hits per month. They also maintain two Facebook pages, one for the City and one for Sustainable Decatur. Together, these pages have over 1,000 followers. The City also has a Twitter page, which has almost over 800 followers. Utilizing social media allows the City to

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have direct access to younger populations and as an added bonus, social media sites have translation capabilities for over 100 languages.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

Decatur works with the Illinois EPA on the assessment and cleanup planning components of a brownfields project. If cleanup activities need to take place at priority sites, they are then enrolled into Illinois EPA's voluntary cleanup program. The City and its environmental consultant work closely with Illinois EPA to ensure that sites are appropriately managed and that cleanups meet the standards and requirements of both Illinois EPA, US EPA, and are consistent with future land uses. As with the Wagner Castings/Internet Foundry site, service from Illinois EPA's Office of Site Evaluation will be requested to conduct expedited sampling and analysis of potential imminent threats to human health and the environment and to initiate corrective action if needed.

ii. Other Relevant Governmental Partnerships

The City of Decatur recognizes and understands that brownfield redevelopment projects require a cooperative effort among City, County, State, and Federal entities, the business community, citizen groups, and environmental/technical professionals. As explained previously, the City does not have the adequate resources to deal with these sites with their own funding, so that Decatur develops relationships with their partners to maximize and leverage additional resources for these important projects. Decatur will continue to be aggressive in seeking funding from various State and Federal agencies to bring brownfields redevelopment projects to fruition. Examples of those agencies include: the State and Federal Departments of Transportation, the State and Federal Environmental Protection Agency, the Illinois Department of Natural Resources, the State and Federal Economic Development Agencies, and the Illinois Department of Commerce & Economic Opportunity. The Illinois Department of Natural Resources will also serve as a valuable resource in protecting the City's open lands and precious natural resources, which will only enhance the residents' quality of life. As always, the City will continue to maintain a firm stance on leveraging the maximum amount of private funds possible for public/private redevelopment projects. The City of Decatur relies heavily on the Macon County Health Department and Illinois Department of Health for the identification and documentation of environmental issues in relation to brownfield sites. In addition, the City relies on both agencies to provide them with current health data regarding the City's residents, particularly those residing within the Urban Core in the vicinity of brownfields.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The City of Decatur has partnered with eight (8) community organizations that will serve vital and meaningful roles in their Brownfields Program. These partnerships have been developing since the City first received US EPA Assessment Grant funding in 2011 and they recognized that they would need the assistance of these organizations to make their brownfield redevelopment goals a reality. The following Community Partners will be absolutely key to accomplishing the work proposed for this grant:

- **Greater Decatur Chamber of Commerce:** The Greater Decatur Chamber of Commerce's mission is to strengthen and advance local businesses. **Role:** serve as the "voice of business" on brownfield redevelopment decisions, including priority sites and redevelopment plans for the City's BRAC. In addition, we will utilize our Community Image and Education services to help clearly communicate the City's Brownfield Program's progress to the business community, particularly in regards to available sites following environmental assessment activities.
- **Community Health Improvement Center (CHIC):** The Community Health Improvement Center is a federally qualified health center that provides primary outpatient medical care to Macon and its surrounding counties. **Role:** provide community outreach support to the City for the sensitive populations that they serve, and will work with the City towards eliminating any issues of environmental justice.

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- **Economic Development Corporation:** The Economic Development Corporation is a nonprofit public-private partnership organization responsible for non-retail business attraction, expansion, and retention in Decatur and Macon County. **Role:** help the City leverage their financial resources to provide redevelopment incentives to new and existing businesses that will utilize these brownfield sites.
- **Decatur Park District:** The Decatur Park District works to enrich the community and its economic viability by providing outstanding parks, programs, facilities, and recreational opportunities. **Role:** provide a focus on sustainability, working to help create more greenspace and recreational opportunities as an end-use for redeveloped brownfield sites. In addition, the Decatur Park District will assist the City with the maintenance of this newly created greenspace
- **Decatur is Growing Gardeners:** Decatur is Growing Gardeners is an urban farming initiative with a purpose to create employment and entrepreneurial opportunities for low-income residents through growing vegetables and fruits sustainably. **Role:** a sustainability resource and guide for the City of Decatur, specifically when it comes to utilizing redeveloped properties to provide more opportunities for access to fresh and healthy food for its sensitive populations.
- **DOVE Inc.:** DOVE Inc. is a coalition of religious organizations, volunteers, and advocates that seek to coordinate efforts to address unmet human needs and social injustices. **Role:** provide community outreach support to the City for the sensitive populations that they serve, and will work with the City towards eliminating any issues of environmental justice.
- **Decatur Housing Authority:** Decatur Housing Authority works to provide decent, safe, and affordable housing to low-to-moderate income individuals, families, the elderly and/or disabled in the City of Decatur. **Role:** help the City leverage financial resources to provide redevelopment assistance for housing developments that will utilize the City's brownfield sites

ii. Letters of Commitment

The Letters of Support from each of our Community Partners are available in Attachment 3. Each Community Partner will be providing in-kind community outreach efforts and resource sharing for the proposed project, as detailed in their letters.

4. PROJECT BENEFITS:

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

If Decatur is awarded this grant funding, there is an assurance that the contaminated properties within the Urban Core (as described in Table 2) target area and throughout the rest of the City will be assessed within the next three years, reducing and/or eliminating the existing threat to human health and the environment that current exists. The first critical step in the redevelopment of brownfield properties is to stop the community's exposure to contaminants (shown in Table 2), and if this funding is awarded, the City of Decatur will be able to begin to do just that. As it was discussed in the Community Need section of this proposal, the priority sites that have been identified by the City are located in close proximity to residential neighborhoods, specifically the neighborhoods consisting of sensitive populations which include minorities, lower-income residents, and households living below the poverty level. The assessment and remediation of these sites will eliminate the paths of exposure that these residents may potentially have to these contaminated properties, including the potential inhalation and ingestion of particulates and vapors, and direct physical contact with the contaminants. There is a strong connection between brownfields cleanup and improved water quality. By cleaning up brownfields, we remove both surface threats (everything from drums of hazardous materials to buildings contaminated with hazardous substances) and subsurface threats (contaminated soils and groundwater) which affect both surface water bodies (Sangamon River and Lake Decatur) and aquifers that are occasionally used as a potable water resource by the City. Assessing brownfield sites in Decatur will pave the way for these sites to be redeveloped, providing for a more productive end-use for these properties, subsequently reducing the number of vacant and under-used commercial and industrial properties in the City. Providing developable land will meet the needs and goals identified in the Community Need section: revitalized commercial corridors; elimination of environmental justice concerns; job creation; stronger separation between existing industrial areas and residential neighborhoods; creation of a Federally

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Qualified Health Center with a specific mission to serve low-income entities; low-income and sustainable housing developments; and improvement/expansion of parks and trails.

ii. Environmental Benefits

Our previous US EPA Brownfields Assessment Grant funds have supported the assessment of multiple sites in the Urban Core. Many of these sites have addressed ongoing releases of contamination and are now being redeveloped, which has allowed for the implementation of green development features that reduce runoff and the introduction of contaminants into the City's storm sewer system. Protection of Lake Decatur, which was created by damming a portion of the Sangamon River, is vital as the City utilizes the lake as its primary source of potable drinking water. These benefits on water quality will continue if these assessment grant funds are awarded.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools

Decatur has long promoted economic prosperity, social and community well-being, and environmental stewardship. As a proactive Community, the City of Decatur made a point to implement sustainability into their Comprehensive Plan, ensuring that decision making processes and programs would incorporate the principles of sustainability into any future growth. Even further, Decatur adopted their "Sustainable Decatur" (a comprehensive sustainability plan) document in 2010. Examples of the City's proactivity in regards to sustainability include:

- The Sustainable Decatur Vision reads: Decatur works to seek innovative, marketable, and environmentally sound public and private actions, strong collaboration to improve the community, and involve residents who are stewards of their City and environs
- The Macon County and Decatur Comprehensive Plan has 5 key themes, the first of which is Balanced Land Conservation and Development, committing to a plan which conserves the unique and natural features of the area while creating opportunities for the future
- The City's Comprehensive Plan has a goal of "focusing new development on vacant and underutilized land within and adjacent to the developed areas"
- A Diversified Economy (also stated as a goal in the Community Need section) is another one of the Comprehensive Plan's key themes, stating that "collaborative and cooperative public/private partnerships and endeavors which focus resources on the redevelopment and reuse of the City's vacant, functionally obsolete and environmentally challenged sites"

ii. Integrating Equitable Development or Livability Principles

The City of Decatur's Brownfields Program embodies the Livability Principles of a) providing more transportation choices; b) promoting equitable, affordable housing; c) increasing economic competitiveness; d) supporting existing communities; e) leveraging federal investment; and f) valuing communities and neighborhoods. The City's transportation choices will be greatly impacted by the Midwest Inland Port and transportation improvement scheduled in the Brush College Road area, which is one of the City's priority brownfield sites. Equitable, affordable housing development is a goal at both the Wabash Crossing Site, another one of the City's priority sites. Increasing economic competitiveness has been an overall goal of the City of Decatur for quite some time, as the last two years of recession have been difficult locally leading to layoffs, budget reductions and economic difficulties for a number of local companies, including the City. Federal investments are being leveraged at both the Wabash Crossing Site and the Brush College Road Area site. With the creation and implementation of a comprehensive sustainability plan, "Sustainable Decatur", one of the City's goals is clearly improving the overall quality of life for their residents and its community.

c. Economic and Community Benefits

i. Economic Benefits

The City of Decatur has positioned their three priority brownfields areas (located in the Urban Core) for full redevelopment. Partially assessed with the City's 2011 Assessment Grant funds, these area's sites will undergo Phase I and Phase II ESAs and cleanup planning with a new Assessment grant funding. This is vital due to the fact that these sites have development plans already in place. The Wabash Crossing Area

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will include the construction of a new Community Health Improvement Center (\$5 million investment), which will create new jobs for medical personnel so that they more adequately serve the low-income population at an expanded location. The Brush College Road area includes transportation improvements, land acquisition, and the creation of green/open space to support access and livability in that area. It will also continue to support the growth of the Midwest Inland Port rail and intermodal facility (\$80 million investment), where an estimated 600 jobs are projected to be created. These sites are positioned for redevelopment. The only obstacle remaining is the environmental contamination issues, which would be addressed with this Assessment funding.

ii. Job Creation Potential

To date, there have been no EPA Job Training Grants awarded to any central Illinois entity. However, the City of Decatur will work with their local workforce development agency, Workforce Investment Solutions, to prepare area residents for the jobs that are created on sites assessed with these grant funds. Workforce Investment Solutions will work to prepare participants for jobs suited to the Decatur economy, including green jobs, local food production, environmental field work jobs, and manufacturing jobs. In addition, Workforce Investment Solutions will provide unemployed people with jobs skills and soft skills training for continued employment once they get hired.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCES:

a. Programmatic Capability

Decatur has the requisite ability and capacity to manage this Assessment grant. Assistant City Manager Billy Tyus will serve as the City's Project Manager for this project. Mr. Tyus will serve as the City's primary contact and will be responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City's environmental consultant. As the Project Manager, Mr. Tyus will also be responsible for the coordination of grant work with the City's Environmental Consultant, all appropriate governmental bodies, all community partners, the public, and all other stakeholders involved in these grant related activities. Mr. Tyus is now serving in his 14th year with the City of Decatur and is very committed to the City's brownfields program. As the Assistant City Manager, he oversees a division charged with administering the planning, sustainability, neighborhood program, neighborhood and building inspection functions of the City, and with managing economic and urban development efforts, in addition to the City's 2011 Brownfields Grant projects. Mr. Tyus also oversees the City's communications and public information systems, with the goal being to develop his division as the "front door" into the City of Decatur's government. As an Assistant City Manager, he is part of an executive team that manages the day-to-day operations for a municipal government of more than 75,000 residents with an annual budget of over \$125 million. Decatur will retain a qualified environmental consultant to conduct the assessment, cleanup planning, and redevelopment planning mentioned in the Project Description component of this proposal. If this grant is awarded, the City will handle the procurement process for a qualified environmental consultant as required by US EPA in summer 2015. The procurement process will be a competitive, broadly advertised request-for-qualifications process consistent with City procedures and with 40 CFR 31.36. Mr. Tyus will direct this procurement effort. The City of Decatur is very experienced in managing local, state, and federal grants, including compliance with the reporting requirements associated with any funding.

b. Audit Findings

The City has not received adverse audit findings from an OMB Circular A-133 Audit, or from any audit conducted by a federal, state, or local government.

c. Past Performances & Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Requirements

The City of Decatur has been the recipient of one previous Brownfields Grant, which was \$400,000 Brownfields Assessment Grant in FY2011 (BF00E00879). This grant is currently still open. The City of Decatur has met all reporting requirements in a timely manner and they are current on ACRES database entries.

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2. Accomplishments

To date, the City of Decatur has completed Phase I activities on 178 individual land parcels with subsequent Phase II activities occurring on 8 with their 2011 US EPA Assessment Grant funds! Redevelopment is actively occurring on 4 of these sites as a direct result of the grant funded Phase I and II activities. The City of Decatur has some incredible success stories from their Brownfields Program to date, which are described below:

Former Clark Oil & Refinery Project:

A former filling station site dating back to the late 1930s, the Clark Oil & Refining site is one of seventeen adjoining land parcels where redevelopment activities are nearing completion along with the issuance of a NFR letter. The City utilized their Assessment Grant funds to conduct Phase I and II activities on the 18 parcels to secure commitment from a developer to construct a County Market grocery store, Caribou Coffee, and Harvest Market Convenience Store. Riddled with contamination associated with a former filling station, the Clark Oil parcel was officially enrolled in the Illinois EPA's SRP where additional assessment and corrective action activities have occurred and are nearing completion, which will exhaust the balance of the City's current Petroleum Grant funds by spring 2015. On March 28, 2014, a groundbreaking ceremony was held for the \$15 million dollar project, which is a must-needed addition to a blighted section on the west side of Decatur that is also a known food desert. The capital investments of the project along with the approximately 70 full time jobs it will create are a great boost to the community. Although this is a depressed area of the City, the City and developer have worked closely together to bring fresh food and grocery pricing to an area where it is needed. Construction is nearing completion and the amenities are expected to be opening in February 2015.

West Side Church of the Nazarene Project Site:

The City of Decatur recently completed Phase I and Phase II ESA activities on three properties formerly owned by the West Side Church of the Nazarene. The assessment activities were completed with the City's Assessment Grant funds and allowed for Akorn Pharmaceutical to transact the parcels. Akorn Pharmaceuticals is a well-established local company that was looking to continue expanding its footprint in Decatur after more than doubling its employment level over the past four years. The ongoing expansion includes a 40,000 square-foot addition that includes offices, a training room, expanded chemistry and microbiology labs, sample storage, packaging lines, and a new parking lot. Construction on the full expansion is expected to be completed in early 2016. Akorn is committed to its operations in Decatur, having spent \$75 million in the City since purchasing Taylor Pharmacal in 1992. Since 2010, Akorn has increased the number of employees working in Decatur from 200 to 435. As a result of this expansion, all of these employees will be retained along with the creation of additional employment opportunities. The Akorn project is one of several projects that are contributing to a resurgence for the city's urban core.

Wabash Crossing Area: The parcels located within the Wabash Crossing area have historically contained blighted residential dwellings intermixed with commercial buildings, many of which had fallen into a state of dilapidation and disrepair. After utilizing the City's Assessment grant funds for Phase I and Phase II Assessment activities, two projects are prepared for redevelopment. First is the Community Health Improvement Center project, a \$5 million expansion project financed by a \$3 million Illinois Jobs Now! Grant and \$2 million in local bank financing and Central Illinois Economic Development Authority funds. The Community Health Improvement Center will provide primary outpatient healthcare primarily to low-to-moderate income patients. The new facility should be able to handle everyone who meets the federally-qualified health center's criteria of patients at or below 200% of the poverty line. The Community Health Improvement Center plans to break ground in December 2014 and move in by the fall of 2015. The second accomplishment is Longview Place, a recently constructed public housing complex financed from a \$34 million HOPE VI grant from the US Department of Housing & Urban Development. This project has been spearheaded by the Decatur Housing Authority, one of the City's Community Partners.

Appendix 3 Assessment Other Factors Checklist

Name of Applicant: City of Decatur, Illinois

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
X	Project is primarily focusing on Phase II assessments.	5,6,7,8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT 1:

Threshold Documentation

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US EPA COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

THRESHOLD CRITERIA

1. Applicant Eligibility: The City of Decatur is an incorporated municipality of the State of Illinois and has the authority to enter into a cooperative agreement with the United States Environmental Protection Agency.

2. Letter from State Environmental Authority: The City of Decatur has received a letter of acknowledgement from the Illinois Environmental Protection Agency. (Please see Attachment 2: Letter of Acknowledgement from IEPA)

3. Community Involvement:

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfield Program's success. Communication is a two-way process, so our ultimate goal is to keep the community informed and involved so they remain aware of our potential concerns, questions, and solutions.

The City has been involved in building an alliance amongst key stakeholders involved in environmental issues since they conducted their initial Brownfields Inventory in 2007. In 2011, armed with the Brownfields Inventory, the City of Decatur applied for and was awarded its first US EPA Brownfields Assessment grant funding. Immediately following grant award, the City created a BRAC to guide them in their site inventory and prioritization and redevelopment efforts. Those efforts brought together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents.

Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. The City has utilized Community/Public Meetings since their initial Brownfields funding in 2011 for public outreach and to seek valuable input from residents and stakeholders. Their most recent meeting was on Monday, December 8, 2014, where the status of the current priority projects was presented, along with the news that the City would be seeking additional assessment grant funding. A request was also made for any new sites of interest to the public. Each Community/Public Meeting is highly publicized through various outlets, including: local newspapers, local radio stations, social media, City's website, and the local 24-hour cable access channel. At the Community/Public Meetings, the attendees are presented with Fact Sheets on the project which describe milestones and project news. In addition to the Community/Public Meetings, the City of Decatur also holds BRAC Meetings regularly. At these meetings, the brownfield sites are re-prioritized and redevelopment plans are discussed. With new grant funding, the City will continue to hold the Community/Public Meetings and the BRAC Meetings, as they have done with the past to much success. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City's Brownfields news

**CITY OF DECATUR, ILLINOIS
US EPA COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

at their regular meetings and events. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners' and BRAC Members' input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc. when it is appropriate.

As the City's Brownfields Project progresses, the City will work with its Community Partners to ensure that the progress is communicated effectively and in a meaningful way. Regular Community/Public Meetings will be held at least bi-annually to discuss project progress. In addition, Fact Sheets will be developed and distributed quarterly, at the same time that the City submits Quarterly Reports to EPA. These fact sheets will be distributed by the appropriate Community Partners directly to their organizations, will be available at City Hall, and will be broadcast on the City's website and 24-hour Cable Access Channel. The City of Decatur is committed to maintaining their transparency with the community on their Brownfield projects. The task of community outreach is to inform and engage the organizations and residents within the Target Area by conducting meetings with the purpose of discussing US EPA Brownfields Assessment grant, the brownfield sites within their neighborhoods, associated community issues, and possible sustainable solutions. It is expected that these meetings will provide a forum in which information can be provided to the residents and their views and cultural concerns can be expressed. Neighborhood groups will be given an opportunity to create a plan for the brownfield sites in their area. Public Meeting Notices will be posted at City Hall, published in the local newspapers and on community bulletin boards, printed in community/special interest group publications, and submitted to neighborhood organizations. All of this information will also be posted on the City's 24-hour public access cable channel. The City will also extensively utilize social media to conduct community outreach activities and will leverage their various community partners, as listed in their support letters. The City's website receives approximately 1,200 hits per month. They also maintain two Facebook pages, one for the City and one for Sustainable Decatur. Together, these pages have over 1,000 followers. The City also has a Twitter page, which has over almost over 800 followers. Utilizing social media allows the City to have direct access to younger populations and as an added bonus, social media sites have translation capabilities for over 100 languages.

More detailed information on our Community Involvement Plan can be found in the Narrative Proposal, under Ranking Criteria 3: Community Engagement & Partnerships, a) Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress, which is on Pages 9-10.

**CITY OF DECATUR, ILLINOIS
US EPA COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

4. Site Eligibility and Property Ownership Eligibility: Not Applicable. This Proposal is for a Community-Wide Assessment Grant. An eligibility determination matrix will be submitted for each of the sites selected for assessment upon the award of this Community-Wide Assessment Grant.

ATTACHMENT 2:

Letter from State Environmental Authority



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

December 9, 2014

City of Decatur

Attn: The Honorable Mike McElroy, Mayor

1 Gary K. Anderson Plaza

Decatur, IL 62523

Dear Mayor McElroy:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Decatur is applying for \$400,000 in Brownfields Assessment Grant funding for both hazardous substances and petroleum contamination to conduct community-wide assessment activities.

If the City of Decatur identifies properties in the target area(s) potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges the City of Decatur's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

Steve Colantino by M.C.

Steve Colantino, Manager
Office of Brownfields Assistance

c: Brad Bradley – U.S. EPA Region 5
Romona Smith – U.S. EPA Region 5

ATTACHMENT 3:

Community Partner Letters



The Voice of Business.

101 South Main Street, Suite 102, Decatur, IL 62523 | decaturchamber.com | 217.422.2200

December 12, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

The Greater Decatur Chamber of Commerce understands the detriment that brownfield sites can pose to the City's redevelopment and economic efforts, particularly throughout the urban core. The existence of abandoned/underutilized properties and the possible environmental contamination within can deter the sale and redevelopment of these sites.

The Greater Decatur Chamber of Commerce is proud of the dedicated effort that the City of Decatur has made to redevelop brownfield sites within the City. In support of the City of Decatur's Brownfields Program, the Greater Decatur Chamber of Commerce pledges our service and full cooperation as a Community Partner, to help the City reach their redevelopment goals.

As a Community Partner to the City's Brownfields Program, the Greater Decatur Chamber of Commerce will serve as the "voice of business" for the City on brownfield redevelopment decisions, including participation in identifying priority sites and redevelopment plans for the City's BRAC. In addition, we will utilize our Community Image and Education services to help clearly communicate the City's Brownfield Program's progress to the business community, particularly in regards to available sites following environmental assessment activities.

With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for community improvement and growth. We are proud to help the City continue this important work.

Sincerely,

A handwritten signature in cursive script that reads "Mirinda Rothrock".

Mirinda Rothrock, President
Greater Decatur Chamber of Commerce

Community Health Improvement Center (CHIC)



2905 N. Main Street ~ Decatur, Illinois 62526 ~ (217) 877-9117

December 12, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

The Community Health Improvement Center (CHIC), a nonprofit, federally qualified health center, understands the detriment that brownfield sites can pose to the City's sensitive populations, particularly throughout the urban core. The existence of potentially contaminated properties in the City pose a more direct and severe threat to these sensitive populations, as they are typically located within and around their residential neighborhoods.

In support of the City of Decatur's Brownfields Program, the Community Health Improvement Center pledges our service and full cooperation as a Community Partner to help the City reach their redevelopment goals. As a Community Partner, the Community Health Improvement Center will provide community outreach support to the City for the sensitive populations that they serve, and will work with the City towards eliminating any issues of environmental justice. CHIC is currently working to open a new facility at a former brownfield site located on the Wabash Crossing property. This redevelopment opportunity would provide a direct example of what kind of end use is possible on a once potentially contaminated site. This redeveloped property has a more productive end-use by allowing a nonprofit organization to flourish.

The Community Health Improvement Center is proud of the dedicated effort that the City of Decatur has made to redevelop brownfield sites and eliminate any environmental justice issues within the City. We look forward to working with the City continue this important work.

Sincerely,

Tanya Andricks
Executive Director
Community Health Improvement Center



December 12, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

The Economic Development Corporation is a nonprofit public-private partnership organization responsible for non-retail business attraction, expansion, and retention in Decatur and Macon County. The Economic Development Corporation is keenly aware of the detriment that brownfield sites can pose to the City's redevelopment and economic efforts, particularly throughout the urban core. The existence of abandoned/underutilized properties and the possible environmental contamination within can deter the sale and redevelopment of these valuable sites.

In support of the City of Decatur's Brownfields Program, the Economic Development Corporation pledges our service and full cooperation as a Community Partner to help the City reach their redevelopment goals. **As a Community Partner, the Economic Development Corporation will help the City leverage their financial resources to provide redevelopment incentives to new and existing businesses that will utilize these brownfield sites.** The Economic Development Corporation can work with the City and redevelopers to provide resources from existing TIF Districts, Enterprise Zones, Foreign Trade Zones, and much more.

The Economic Development Corporation is proud of the dedicated effort that the City of Decatur has made to redevelop brownfield sites. With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for community improvement and growth. We are honored to help the City continue this important work.

Sincerely,

Ryan McCrady, Incoming President
Economic Development Corporation



620 East Riverside Avenue • Decatur, IL 62521
(v)217-422-5911 • (f)217-421-7422 • www.decatur-parks.org

December 12, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

The Decatur Park District is proud of the dedicated effort that the City of Decatur has made to redevelop brownfield sites within the City. With their brownfield redevelopment efforts, the City is adhering to the principles of the City's Comprehensive Plan and Sustainable Decatur document, making quality of life a priority.

Enhancing the quality of life for the residents of the City of Decatur is a principle that the Decatur Park District can support, as we work to enrich the community and its economic viability by providing outstanding parks, programs, facilities, and recreational opportunities.

In support of the City of Decatur's Brownfields Program, the Decatur Park District pledges its service and cooperation as a Community Partner to help the City reach their brownfield redevelopment goals. **As a Community Partner, the Decatur Park District will provide a continued focus on sustainability, working to help create more green space and recreational opportunities as an end-use for redeveloped brownfield sites.**

With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for community improvement and growth. We are proud to help the City continue this important work.

Sincerely,

Bill Clevenger, Executive Director



Decatur is Growing Gardeners

"helping people who are hungry to grow their own food"

www.decaturdigg.org

info@decaturdigg.org

217/620-9077

December 4, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

Decatur is Growing Gardeners (DIGG) is an urban farming initiative in Decatur whose purpose is to create employment and entrepreneurial opportunities for low-income residents through growing vegetables and fruits sustainably. Produce from Decatur is Growing Gardeners is sold at market, donated to food pantries, and shared with growers and community members.

Decatur is Growing Gardeners understands the detriment that brownfield sites can pose to the City's sensitive populations, posing a more direct threat as they are typically located within and around their residential neighborhoods. In support of the City of Decatur's Brownfields Program, DIGG pledges our service and full cooperation as a Community Partner to help the City reach its redevelopment and sustainability goals. **As a Community Partner, DIGG will be a sustainability resource and guide for the City of Decatur, specifically when it comes to utilizing redeveloped properties to provide more opportunities for access to fresh and healthy food for its sensitive populations. Specifically, our long-range plans include establishing a year-round farmers' market on a repurposed site likely requiring assessment as a brownfield area.**

DIGG is proud to work with the City of Decatur on their successful Brownfields Program and to help continue its vital work. With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for continued community improvement and growth.

Sincerely,

Sue Hemp, president

Decatur is Growing Gardeners (DIGG), Inc.



December 4, 2014

In Pursuit of Justice,
Equality and
Understanding

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

Dear Mayor McElroy:

DOVE Inc. is a coalition of religious organizations, volunteers, and advocates that seek to coordinate efforts to address unmet human needs and social injustices. DOVE Inc. understands the detriment that brownfield sites can pose to the City's sensitive populations, particularly throughout the urban core. The existence of potentially contaminated properties in the City pose a more direct and severe threat to these sensitive populations, as they are typically located within and around their residential neighborhoods.

DOVE Inc. is proud of the dedicated effort that the City of Decatur has made to redevelop brownfield sites and eliminate any environmental justice issues within the City. In support of the City of Decatur's Brownfields Program, DOVE Inc. pledges our service and full cooperation as a Community Partner to help the City reach their brownfield redevelopment goals. **As a Community Partner, the DOVE Inc. will provide community outreach support to the City for the sensitive populations that they serve, and will work with the City towards eliminating any issues of environmental justice.**

We are proud to help the City continue this important work. With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for positive community improvement and growth.

Sincerely,

Francie Johnson, Community Services Program Director
DOVE INC

Dove, Inc. | 302 S. Union | Decatur, IL 62522 | 217.428.6616

BABES • Domestic Violence Program • Homeward Bound
RSVP • Clothing Room • Community Recycling Program • DAX • MAX • Community Services



Telephone: (217) 423-7711
(217) 423-7745
Fax: (217) 423-7771

1808 East Locust Street * Decatur * Illinois * 62521

December 4, 2014

Mayor Mike McElroy
City of Decatur
#1 Gary K. Anderson Plaza
Decatur, Illinois 62523

RE: Community Partner for City of Decatur's Brownfields Program

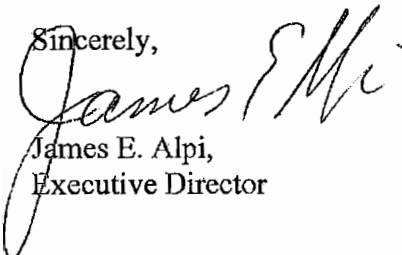
Dear Mayor McElroy:

The Decatur Housing Authority works to provide decent, safe, and affordable housing to low-to-moderate income individuals, families, the elderly and/or disabled in the City of Decatur. The Decatur Housing Authority is keenly aware of the detriment that brownfield sites can pose to the City's redevelopment and economic efforts, particularly in regards to housing developments throughout the urban core. The Decatur Housing Authority was recently the recipient of a \$34 million HOPE VI grant from HUD, which was used to demo and construct a new housing development within the City's target area, the Urban Core, to create housing for the sensitive populations of the City. The housing Authority is currently engaged in a homeownership development program for low and moderate income families utilizing a \$2 million grant from the Illinois Attorney Generals National Foreclosure Settlement Fund.

In support of the City of Decatur's Brownfields Program, the Decatur Housing Authority pledges our service and full cooperation as a Community Partner to help the City reach their redevelopment goals. **As a Community Partner, the Decatur Housing Authority will help the City leverage financial resources to provide redevelopment assistance for new and existing housing developments that will utilize the City's brownfield sites.**

The Decatur Housing Authority applauds the dedicated effort that the City of Decatur has made to redevelop brownfield sites. With a strong Brownfields Program in place, environmentally-related redevelopment issues are confronted and the groundwork is laid for community improvement and growth. We are honored to help the City continue this important work.

Sincerely,


James E. Alpi,
Executive Director